

PRELIMINARY PLAN 4-19019

FOR

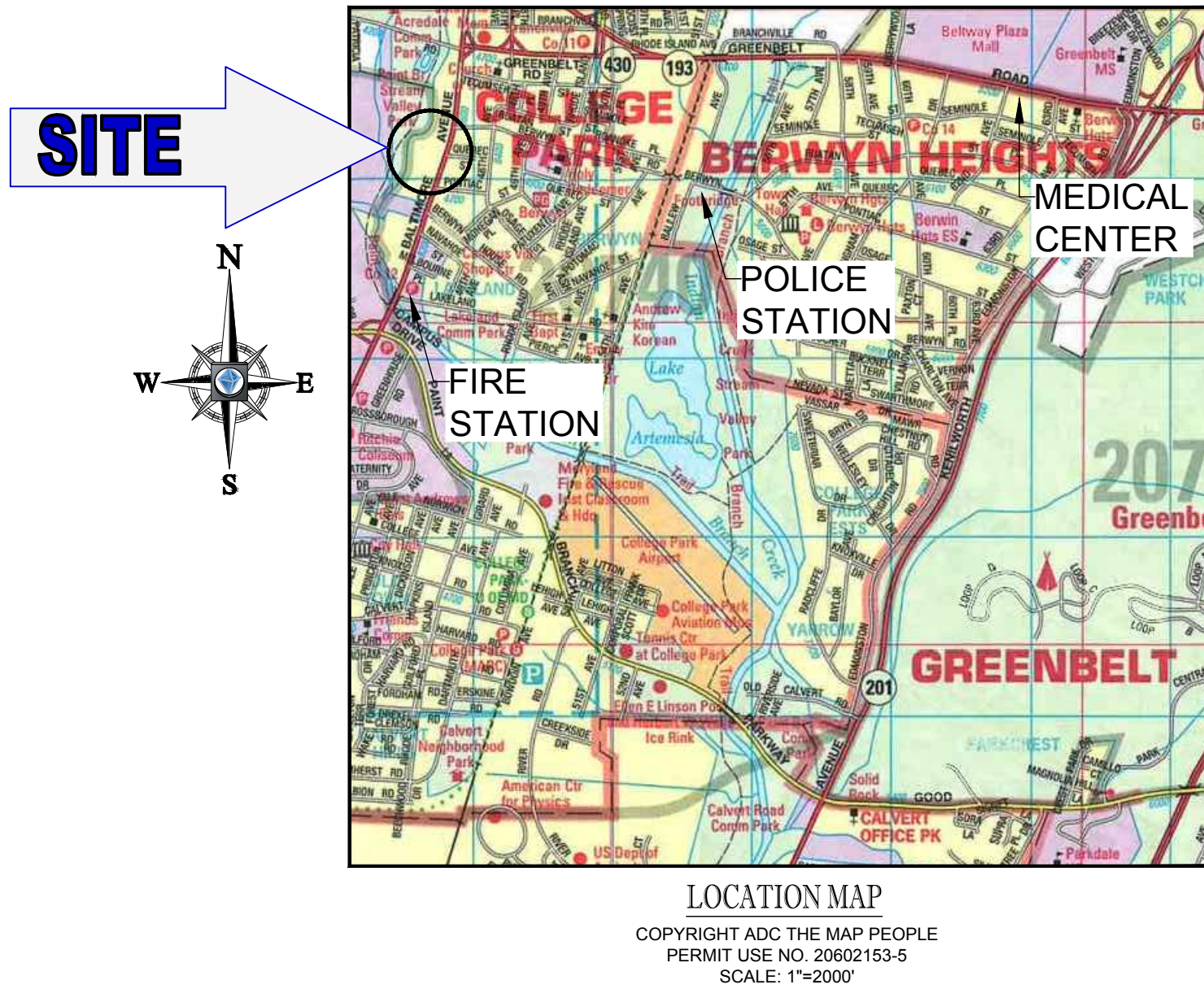
8430 BALTIMORE AVENUE, LLC

LOCATION OF SITE

8430 & 8510 BALTIMORE AVENUE
BERWYN (21ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY
MARYLAND 20740
TM 33, GRID D1, PARCEL A

OWNER/APPLICANT

8430 BALTIMORE AVENUE, LLC
3150 BRUNSWICK PIKE
LAWRENCEVILLE, NJ 08648
CONTACT: CHRISTIAN CERRA
1100 NORTH GLEBE ROAD, SUITE 1000
ARLINGTON, VA 22201
PHONE: (571) 551-7706



LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=200'

GENERAL NOTES:

- EXISTING PARCEL INFORMATION:
TOTAL GROSS AREA OF EXISTING PARCELS: 2.054 AC.
TOTAL NET AREA OF EXISTING PARCELS: 2.054 AC.
EXISTING GROSS FLOOR AREA: 5,526 SF

PARCEL A
8430 BALTIMORE AVENUE LLC
PLAT BOOK 223 PAGE 52

PROPERTY PARCEL A
8430 BALTIMORE AVENUE LLC
PLAT BOOK 97 PAGE 27
- PROPOSED DEDICATION: N/A
- PROPOSED PARCEL 1:
TOTAL GROSS AREA OF PROPOSED PARCEL: 2.054 AC.
TOTAL NET AREA OF PROPOSED PARCEL: 1.63 AC.

TAX INFORMATION:

PARCEL A: TAX ACCOUNT #3915279, TAX MAP 0033, GRID D-1
PROPERTY PARCEL A: TAX ACCOUNT #2326890, TAX MAP 0033, GRID D-1
- WSSC 200' MAP REFERENCE NUMBER 210NE04.
- LAND USE (EXISTING/PROPOSED): COMMERCIAL / MIXED USE (STUDENT HOUSING AND RETAIL)
- PREVIOUS APPROVALS:

PARCEL A - NORTHGATE
PRELIMINARY PLAN - 4-03139 (APPROVED 05/13/04)
DETAILED SITE PLAN - DSP-05026 (APPROVED 07/27/06)
FINAL PLAT - 5-07412 (APPROVED 10/4/17)

PROPERTY PARCEL A - INMAN-TURNER PROPERTY
TCP2 - TCP2-066-02 (APPROVED 07/25/02)
- TOTAL ACREAGE OF PROPOSED PARCELS IN THIS PRELIMINARY PLAN: 2.054 AC. (ZONE: M-I-U)
- NET DEVELOPABLE AREA OUTSIDE OF PMA: 1.33 AC.
- ACREAGE IF ENVIRONMENTAL REGULATED FEATURES:
NET AREA WITHIN PMA: 0.72 AC.
NET AREA WITHIN WETLAND BUFFER: 0.00 AC.
NET AREA WITHIN 100-YEAR FLOODPLAIN: 0.43 AC.
- ACREAGE OF 100-YEAR FLOODPLAIN: 0.43 AC.
- ACREAGE OF RIGHT-OF-WAY DEDICATION: N/A
- ACREAGE OF RIGHT-OF-WAY ACQUISITION: N/A
- EXISTING ZONING/USE: D-D-O-Z (CENTRAL US 1 CORRIDOR SECTOR PLAN AND SMA), M-U-I / COMMERCIAL
- BREAKDOWN OF PROPOSED DWELLING UNITS BY TYPE FOR PARCEL 1:

STUDIO: 41
1 BED: 18
1 BED DOUBLE: 6
2 BED: 13
2 BED DOUBLE/DOUBLE: 52
4 BED: 166
TOTAL DWELLING UNITS: 296
- DENSITY CALCULATION FOR PARCEL 1: 144.11 D.U./AC.
- MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE: N/A
- MINIMUM LOT WIDTH AT FRONT BUILDING LINE AND FRONT STREET LINE: N/A
- M-I-O-Z: NO
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
WATER/SEWER CATEGORY DESIGNATION: W-3 / S-3
- THE SITE LIES WITHIN THE AVIATION POLICY AREA (APA) NO. 6 OF COLLEGE PARK AIRPORT (CGS) AND IS SUBJECT TO COMPLIANCE WITH APA REGULATIONS UNDER CB-51-2002.
- MANDATORY PARK DEDICATION: YES, TO BE ACHIEVED WITH TRAIL
- THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THE SITE.
- A HISTORIC SITE IS NOT LOCATED WITHIN THE VICINITY OF THE PROPERTY.

- TYPE I CONSERVATION PLAN: YES
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO WETLANDS LOCATED ONSITE.
- THERE ARE NO STREAMS LOCATED ONSITE.
- SOIL TYPE INFORMATION IS PROVIDED ON THIS PLAN.
- THIS PROPERTY IS NOT LOCATED ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION.
- SUSTAINABLE GROWTH TIER: TIER 1
- CENTER OR CORRIDOR: CENTRAL US 1 CORRIDOR
- STORMWATER MANAGEMENT CONCEPT NO.: 13327-2019
STORMWATER MANAGEMENT CONCEPT APPROVAL DATE: TBD
- PURSUANT TO 27-546.18(B), THE PROPOSED DENSITY FOR THIS DEVELOPMENT IS 144.11 DUA/ACRE. THE DEVELOPMENT PROPOSES 296 DWELLING UNITS AND 1,084 SF OF RETAIL.

REFERENCES

TOPOGRAPHIC SURVEY:
FIELD RUN TOPOGRAPHY PERFORMED BY BOHLER ENGINEERING

ALTANSPS LAND TITLE SURVEY:
BOHLER ENGINEERING, LLC.
"GELMAN MANAGEMENT COMPANY" 8430 & 8510 BALTIMORE AVENUE
BERWYN (21ST) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND.
DATED: 02/11/2015

SOILS REPORT:
NRCS
"CUSTOM SOIL RESOURCE REPORT FOR PRINCE GEORGE'S COUNTY MARYLAND"
DATED: 03/15/2018

NATURAL RESOURCE INVENTORY PLAN:
PREPARED BY BOHLER ENGINEERING
ENVIRONMENTAL CONSULTANT: WETLAND STUDIES AND SOLUTIONS, INC.
"NORTHGATE/RECREATIONAL TRAIL"
NRI / 044 / 2019
DATED: 03/13/19
APPROVED: 06/18/19

"MNPPC-COLLEGE PARK RECREATIONAL TRAIL"
NRI / 043 / 2019
DATED: 03/13/19
APPROVED: 06/18/19

TREE CONSERVATION PLAN (TYPE 1):
BOHLER ENGINEERING, LLC.
"NORTHGATE/RECREATIONAL TRAIL"
SDCP #: 13327-2019
DATED: 03/25/19

SITE DEVELOPMENT CONCEPT PLAN:
BOHLER ENGINEERING, LLC.
"NORTHGATE/RECREATIONAL TRAIL"
SDCP #: 13327-2019
DATED: 03/25/19

UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEM (1-800-257-7777) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 15049821 & 15049786

UTILITY COMPANY	PHONE NUMBER
VERIZON - LAMBERT CABLE	(410) 536-0070
FIBERLIGHT/SUNBELT TELECO	(727) 596-1500
COMCAST-UTILIQUEST	(410) 536-0070
MCI	(800) 289-3427
PEPCO - OCCLS	(410) 712-0202
PG COUNTY GOVT-S&N LOCATOR	(434) 942-6949
QWEST GOVERNMENT SERVICES	(703) 464-7592
QWEST COMMUNICATIONS	(303) 664-8090
24/7 MID-ATLANTIC/SKYLINE	(410) 553-2605
UNIVERSITY OF MARYLAND	(301) 236-3392
WASHINGTON GAS-UTILIQUEST	(301) 210-0355
WSSC - PINPOINT UG	(301) 868-6803

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	1
OVERALL EXISTING PLAN	2
OVERALL PROPOSED PLAN	3

THIS BLOCK IS FOR OFFICIAL USE ONLY OR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.	
M-NCPPC APPROVAL	
PROJECT NAME:	NORTHGATE
PROJECT NUMBER:	4-19019
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER.	

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION	
PRELIMINARY PLAN _____	
TCP _____	
PLANNING BOARD ACTION _____	
PER PGCPB RESOLUTION # _____	
ADOPTION DATE _____	
SIGNATURE APPROVAL DATE _____	
AUTHORIZED SIGNATURE _____	



REVISIONS

REV	DATE	COMMENT	BY



KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	MB182141
DRAWN BY:	KJ
CHECKED BY:	MJ
DATE:	04/17/19
SCALE:	AS SHOWN
CAD I.D.:	PD0

PROJECT:
NORTHGATE
(4-19019)

FOR
8430 BALTIMORE AVENUE, LLC

LOCATION OF SITE
8430 & 8510 BALTIMORE AVENUE
BERWYN (21ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY
MARYLAND 20740
TM 33, GRID D1, PARCEL A

BOHLER ENGINEERING
16701 MELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

ROBERT C. FARR, JR.
PROFESSIONAL LAND SURVEYOR

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1

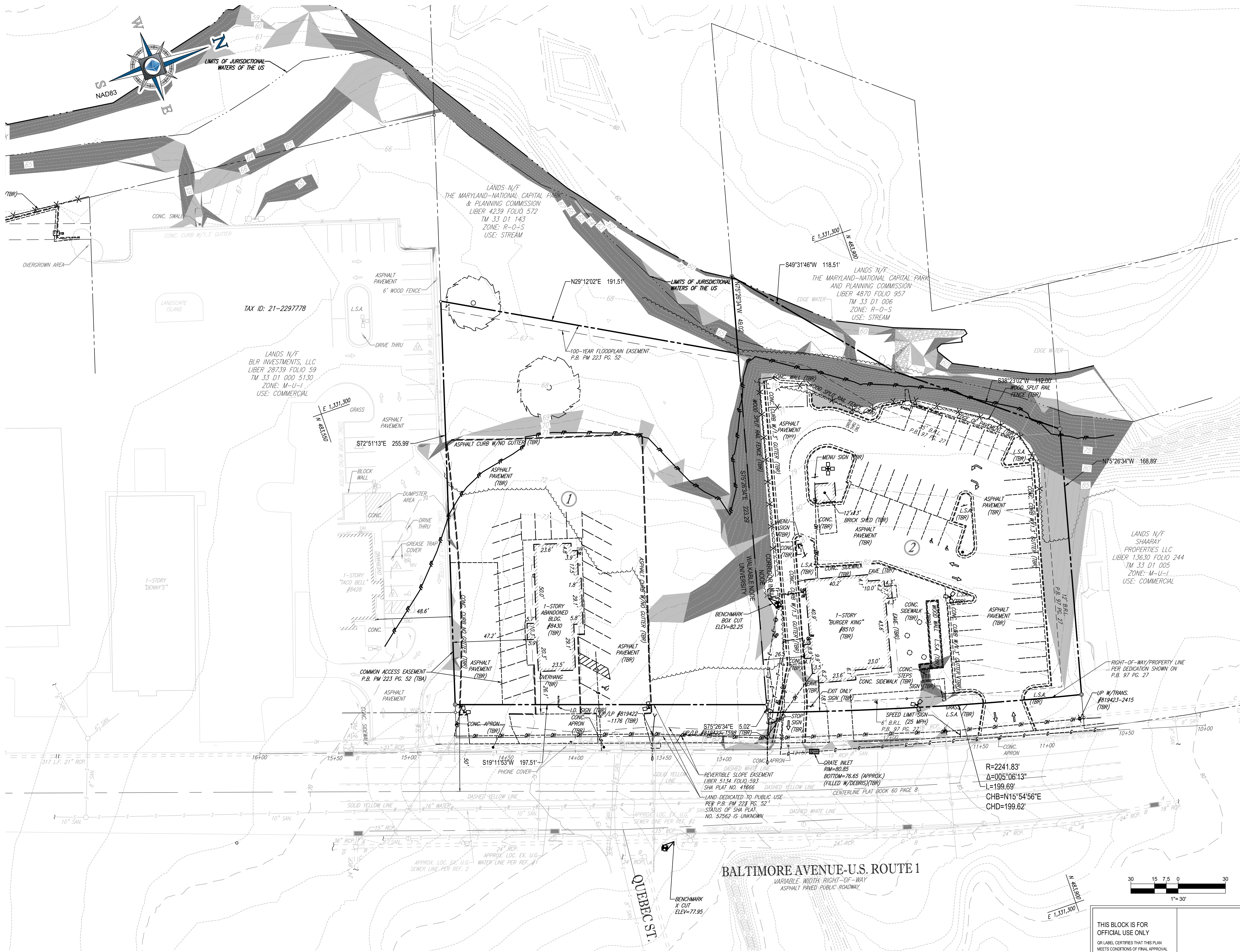
Map Unit	Soil Description	Hydrologic Soil Group	K-factor (whole soil)	Hydric Rating	Drainage Class
CF	Codorus and Hatboro soils, frequently flooded	C	N/A	40	Poorly
Ch	Codorus-Hatboro-Urban land complex, frequently flooded	D	N/A	30	Poorly
RuB	Russet-Christiana-Urban land complex, 0 to 5 percent slopes	D	N/A	0	Moderately Well
UrwB	Urban land-Woodstown complex, 0 to 5 percent slopes	D	N/A	0	N/A

OBTAINED FROM: USDA, NRCS, WEB SOIL SURVEY (WSS) AVAILABLE ONLINE AT
HTTP://WEBSOILSURVEY.NRCS.USDA.GOV

SOILS DENOTED WITH AN ASTERISK () ARE FOUND OFF-SITE WITHIN 100-FOOT OF THE PROPERTY BOUNDARY



16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com



LEGEND

STEEP SLOPES > 15%

STEEP SLOPES > 25%

①
PARCEL A
P.B. PM 223 PG. 52

LANDS OF
8430 BALTIMORE AVENUE LLC
LIBER 41810 FOLIO 53
TM 33 D1 000 5021
AREA: 45,951 S.F. OR 1.055 ACRES

②
PROPERTY PARCEL A
P.B. 97 PG. 27

LANDS OF
8430 BALTIMORE AVENUE LLC
LIBER 41810 FOLIO 53
TM 33 D1 000 4575
AREA: 43,538 S.F. OR 0.999 AC.

REVISIONS

REV	DATE	COMMENT	BY



KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.: MB182141
DRAWN BY: KJ
CHECKED BY: MJ
DATE: 04/17/19
SCALE: 1" = 30'
CAD I.D.: PPD

PROJECT: NORTHGATE
(4-19019)

FOR
8430 BALTIMORE
AVENUE, LLC

LOCATION OF SITE
8430 & 8510 BALTIMORE AVENUE
BERWYN (21ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY
MARYLAND 20740
TM 33, GRID D1, PARCEL A

BOHLER
ENGINEERING
16701 MELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

ROBERT C. HARR, JR.
PROFESSIONAL LAND SURVEYOR

SHEET TITLE:
**OVERALL
EXISTING
PLAN**

SHEET NUMBER:
2

THIS BLOCK IS FOR
OFFICIAL USE ONLY
OR LABEL CERTIFIES THAT THIS PLAN
MEETS CONDITIONS OF FINAL APPROVAL
BY THE PLANNING BOARD, ITS DESIGNEE
OR THE DISTRICT COUNCIL.

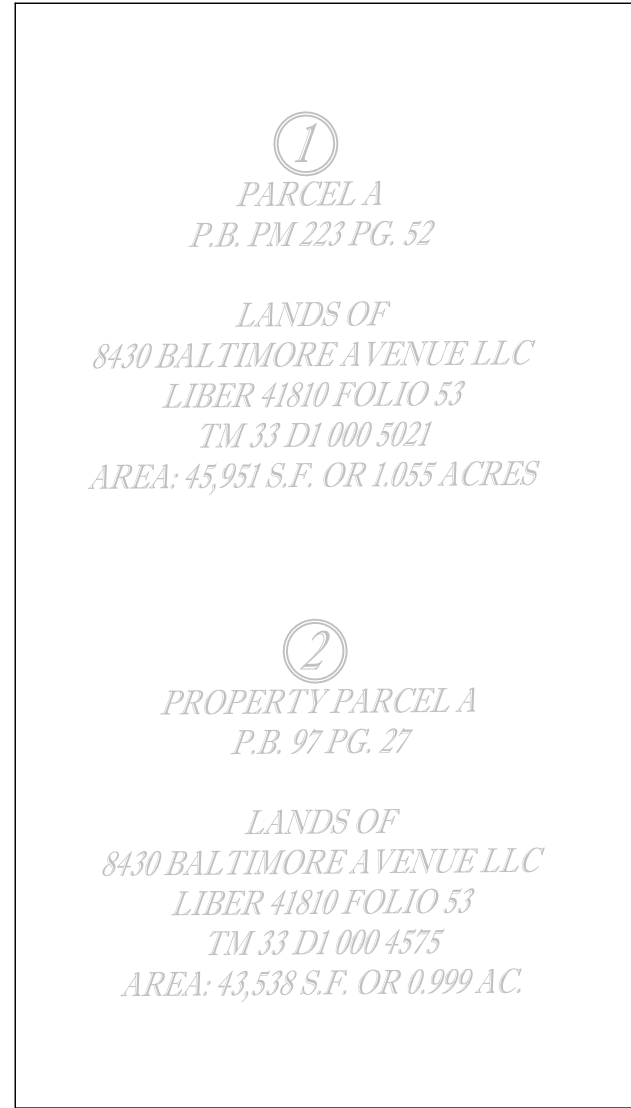
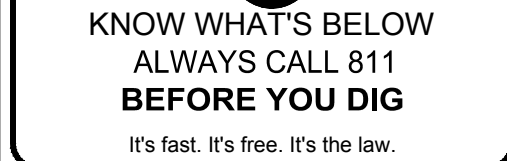
M-NCPPC
APPROVAL

PROJECT NAME: NORTHGATE
PROJECT NUMBER: 4-19019

FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRELIMINARY PLAN _____
TCP _____
PLANNING BOARD ACTION _____
PER PGCPB RESOLUTION # _____
ADOPTION DATE _____
SIGNATURE APPROVAL DATE _____
AUTHORIZED SIGNATURE _____

[illegible]

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	MB182141
DRAWN BY:	KJ
CHECKED BY:	MJ
DATE:	04/17/19
SCALE:	1" = 30'
CAD I.D.:	PP0

PROJECT:
NORTHGATE
(4-19019)
— FOR —
8430 BALTIMORE
AVENUE, LLC

LOCATION OF SITE
8430 & 8510 BALTIMORE AVENUE
BERWYN (21ST) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY
MARYLAND 20740
TM 33, GRID D1, PARCEL A



BOHLER
ENGINEERING

**16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715**

Phone: (301) 809-4500
Fax: (301) 809-4501

MD@BohlerEng.com

ROBERT C. HARR JR.
PROFESSIONAL LAND SURVEYOR

SHEET TITLE:

**OVERALL
PROPOSED
PLAN**

SHEET NUMBER:

3

THIS BLOCK IS FOR OFFICIAL USE ONLY OR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD. ITS DESIGNER OR THE DISTRICT COUNCIL. M-NCPPC APPROVAL	
PROJECT NAME:	NORTHGATE
PROJECT NUMBER:	4-19019
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER	

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**

PRELIMINARY PLAN _____

CP _____

PLANNING BOARD ACTION _____

PER PGCPB RESOLUTION # _____

ADOPTION DATE _____

SIGNATURE APPROVAL DATE _____

AUTHORIZED SIGNATURE